

Key: 4384

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.467

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FRAZIER ROBERT TR OF THE ROBERT FRAZIER LIVING TRUST		23.1-3-0		33 LINCOLN AVE	
33 LINCOLN AVE BUZZARDS BAY, MA 02532-3120		TRANSFER HISTORY		DOS	T
		FRAZIER ROBERT TR OF THE FRAZIER ROBERT &		03/03/2009	F XX
		SALE PRICE		BK-PG (Cert)	
		23496-327		01516-0678	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
09492	10/07/2009	3	ALT/RENO	3,500	11/16/2009	TL	100 100
980629	10/21/1998	3	ALT/RENO	600	01/27/1999	JS	100 100

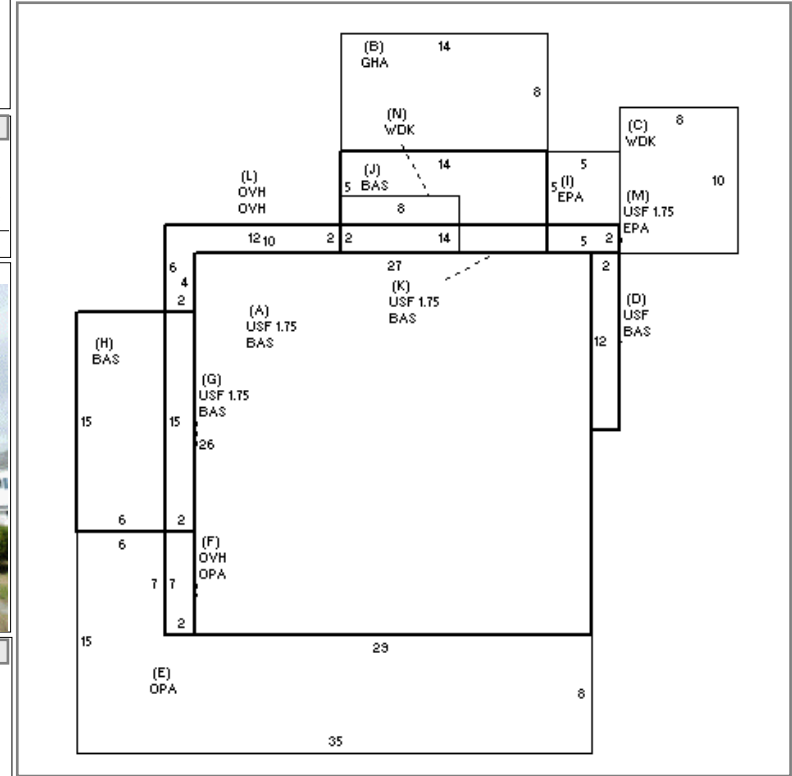
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,190 4	1.00	100	1.00	100	1.00	247,485	3.76	A	1.00	R05 1.05	174,800

TOTAL	8,189 SF	ZONING	1	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	174,800	154,700			
Infl1	AVG		BUILDING	334,200	295,700			
N_Index	AVG		DETACHED	9,900	9,400			
			OTHER	0	0			
			TOTAL	518,900	459,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 18 X 18		324	40.60	9,900



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/13/2022	SL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/26/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1902	SIZE ADJ	1.005
NET AREA	2,394	DETAIL ADJ	1.000
\$NLA(RCN)	\$184	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		2.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	944	1902	205.27	193,779
EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,372	1902	107.62	147,658
ROOF SHAPE	1	GABLE	1.00	B	GHA	N	ATT GREENHOUSE	112		36.54	4,093
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	112		40.91	4,582
FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	336		60.92	20,469
INT. FINISH	1	PLASTER	1.00	+	EPA	N	ENCLOSED PORCH	35		118.63	4,152
HEATING/COOLING	14	PARTIAL HEAT	0.99	+	OVH	L	OVERHANG	78	1902	187.47	14,623
FUEL SOURCE	1	OIL	1.00		BMU	N	BSMT UNFINISHED	456		47.65	21,728
USE	0		1.00		CRL	N	BSMT CRAWL	456		26.59	12,126
					F32	O	FPL 3S 2OP	1		9,960.20	9,960
					FIX	O	XTRA FIXTURES	3		2,204.53	6,614

TOTAL RCN	439,782
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$334,200